



**City of Santa Barbara**  
Airport Department

**DATE:** January 19, 2011

**TO:** Airport Commission

**FROM:** Karen Ramsdell, Airport Director

**SUBJECT:** Consent to Sublease between Stratman Aero Service, Inc. and Accurate Aviation Group, Inc.

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**RECOMMENDATION:**

That Commission approve and authorize the Airport Director to execute a Consent to Sublease Agreement between Stratman Aero Service, Inc., a California Corporation, and Accurate Aviation Group, Inc., a California Corporation, for operation of a aircraft maintenance service at the Santa Barbara Airport, effective January 20, 2011.

**DISCUSSION:**

On July 31, 2001, City Council approved Lease No. 20,369 between the City and Stratman Aero Service, Inc. for construction and operation of an aircraft maintenance facility at 101 Cyril Hartley Place, at the Santa Barbara Municipal Airport. The Lease commenced on December 6, 2002, with the issuance of the Certificate of Occupancy, for a term of twenty years with one five-year option. The Premises consist of 83,241 square feet of land including three hangars, ramp space including tie-downs, and vehicle parking.

Pursuant to the subleasing provision of Stratman's Lease, the City's consent is required for all sublease agreements. Subleases must comply and be consistent with provisions of the master lease.

Accurate Aviation, Inc. has been an Atlantic Aviation subtenant providing aircraft maintenance services at the Airport since 2006. Accurate has out grown their premises in Hangar 5 and are in need of additional space. They have met the requirements of the Minimum Standards for Aeronautical Activities for aircraft maintenance.

Accurate Aviation, Inc. has entered into an agreement with Stratman Aero to sublease a 3,000 square foot hangar, a 3,522 square foot hangar, and a portion of the ramp, including tie-down spaces, effective January 20, 2011, subject to Airport Commission approval. The use conforms to existing zoning.

The Consent to Sublease specifies that:

- Stratman Aero Service (Sublandlord) will not be relieved of any rights or obligations under the lease;
- The sublease is subject to all terms and conditions of the Lease;

- The term of the sublease shall not extend beyond the expiration of the Lease;
- Stratman Aero Service will make scheduled monthly payments of \$800 to be applied to the outstanding percentage rents with the balance due not later than January 1, 2012; and
- In the event of any inconsistency or conflict between the Lease and the sublease, the Lease will control.

Staff has reviewed the proposed sublease agreement between Stratman Aero Service, Inc., and Accurate Aviation Group, Inc., and finds it to be in compliance with the master lease.

**PREPARED BY:** Business & Property Division

**ATTACHMENT:** Map